

TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
November 21, 2006

1. CALL TO ORDER – 6:00 P.M.

Vice Mayor Saucerman called the regular Town Council meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

The pledge of allegiance was held.

3. ROLL CALL

Council Member Bill Dutton
Council Member John Dunbar
Council Member Steven R. Rosa
Vice Mayor Cynthia Saucerman

Kevin Plett, Town Manager
Amy L. Valukevich, Town Attorney
Michelle Price, Town Clerk
Bob Tiernan, Planning Director
Kenneth Leary, Community Services Director
Richard Stranzl, Finance Director
Paul Klassen, Assistant Town Engineer
Sergeant Pete Berg, Sheriff's Department Napa County

4. ADOPTION OF THE AGENDA

ACTION: It was M/S (Dutton/Rosa) to adopt the agenda. Vote 4-0

5. Public Comment on Matters Not Listed on the Agenda (FIVE MINUTE LIMITATION PER SPEAKER)

Karla Reyff commented on the following:

- Thanked Council for installation of the stop signs at Washington and Yount Streets.
- As a supporter of the Yountville Community pool, she suggested the Town add a bar or stairs to the four-foot, shallow end of the Adult pool, as the four-foot section of the pool is still quite deep for young children and shorter adults.

Chip Bouril, Yountville representative on the Napa County Parks and Open Space Advisory Committee, thanked Council and Yountville residents for supporting Measure I and hopes everyone will see some benefits from this over the next few years. Mr. Bouril expressed his appreciation for being appointed as Yountville's representative on the advisory committee.

Barbara Dulinsky commented on the following:

- The beautiful, purple bush on the corner of Pedroni and Washington Street obstructs the view of drivers and she would like it removed.
- Cars are parked too close to the corner of Webber and Washington Streets and Creek and Washington Streets and obstruct the view of drivers.
- The diagonal parking on Washington Street between Pedroni and Mcgrath's Garage may be changed to parallel parking. If this occurs, it would be difficult for drivers to see around large SUV's or campers making it difficult to see oncoming traffic. Ms. Dulinsky commented that earlier today there was a 20-passenger tour bus parked diagonally in the first parking place past Pedroni and she had to cross the double-yellow line before she could see oncoming traffic in order to make a right-hand turn. An hour and a half later when she returned the tour bus was still parked. She would like the parking in this area reviewed.

6. APPROVAL OF CONSENT CALENDAR

ACTION: It was M/S (Rosa/Dutton) to adopt Consent Calendar Items 6A through 6C. Vote 4-0

A. *Approval of Warrants* —

- | | |
|----------------------------------|--------------|
| • Accounts payable check numbers | \$217,576.93 |
| • Total payroll and benefits | \$ 89,414.26 |
| • Total payments for period | \$306,996.19 |

Recommendation: Received and Filed.

B. *Monthly Financial Report* – October 2006

C. *Approval of Minutes* – November 7, 2006 and October 17, 2006

7. DISCUSSION AND DIRECTION TO FILL VACANT COUNCIL SEAT

Michelle Price, Town Clerk, presented staff report.

Public Comment

Donna Heine submitted a petition with approximately 200 signatures and spoke on behalf of those individuals in regard to the vacancy on the Council. Ms. Heine read a statement for the record and urged Council to appoint Renate Halliday to fill the vacant Council seat noting that Ms. Halliday received 44.4% of the votes at the November 7, 2006 election.

Ms. Heine believes there is a step Council chose not to discuss in terms of the Council's ability to appoint stating the Council does not have to go through the election or application process because the Council has the ability to appoint.

Amy Valukevich, Town Attorney, clarified that the Town is required to post for any appointed position at the public library and Town Hall which is to ensure the opportunity for the public to be aware of the availability of an appointment so people can apply and the Council can consider all applicants.

ACTION: It was M/S (Dunbar/Dutton) to begin the application process to fill the Council vacancy by appointment, direct staff to solicit applications due on or before December 15, 2006, and schedule interviews immediately before the Council meeting on January 2, 2007 with possible appointment at that meeting or no later than January 5, 2007. Vote 4-0

8. CONCEPT REVIEW – KNIGHTS SUBDIVISION – 1901 YOUNTVILLE CROSS ROAD (APN 036-042-001)

Presentation of a residential subdivision project concept consisting of 5 detached single-family dwellings; 12 single-family dwellings attached in groups of two on separate parcels; and a triplex and a duplex on a single parcel for a total of 21 dwelling units on 18 parcels located on Stags View Lane.

Recommendation: Received applicant's presentation and provided comments.

Council Member Dunbar recused himself due to a conflict of interest resulting from his primary residence being located within 500' of the subject project and left the Council Chambers.

Council Member Dutton disclosed he received two calls from the applicant.

Council Member Rosa disclosed he received a phone message from Mr. Knight.

Vice Mayor Saucerman reported all Council members were invited to view the project site and stated she visited the site in the afternoon.

Bob Tiernan, Planning Director, presented staff report.

Vice Mayor Saucerman reminded everyone that the discussion tonight is a concept review of the proposed project at the very initial stages and Council is not making any decisions tonight. Comments and concerns made by the Council are for the applicant's information.

Eric Knight, Applicant, thanked Council for the opportunity to bring the project forward tonight and introduced his family members who were present.

Mr. Knight thanked everyone in the neighborhood for coming out to see the Concept proposal.

The following individuals are part of the project team:

Kirsty Shelton, Project Manager, spoke on behalf of the Applicant.

Kathy Austin, Architect, resident of Yountville and Architect in Sebastopol specializing in small lot subdivisions, infill, multi-family residents and supporter of green development provided comments on the project.

Lori Cagwin-Leavy, Landscape Architect, and resident of Washington Park provided comments on the project and her familiarity with the property location.

Bob Massaro, CEO, Healthy Buildings USA, provided comments on the project.

Kirsty Shelton, Project Manager, summarized the comments and asked for questions from the Council.

Council Questions – None

Public Comment

Sharon Stensaas, read a letter into the record and submitted to the Clerk on behalf of her and her husband. Ms. Stensaas commended the Knights for incorporating green-building techniques and healthy building specifications into their plans and their commitment to preserve some of the Heritage Oak Trees on the site and likes the hidden garages shown on the plans. Ms. Stensaas would like to know the disposition of the ten Heritage Oak Trees on the site at the time of the Heritage Oak Survey in 1996. She also commented that due to the awkward size of the parcel, it has many limitations and does not lend itself to more than 13 development units.

Angela Hayes commented she is opposed to 22 homes being placed across from where her family currently lives. She feels the number of homes is far too many for the area and will change the entire neighborhood causing traffic and parking problems. The one-car garages will likely be used as storage. Ms. Hayes does not like the barn style of the homes and does not feel the design is compatible with existing homes in the area and would prefer something else that blends in with the neighborhood. She would also like information regarding rental of the affordable housing units and expressed concern about the impact to the nine surrounding homeowners.

Tony Baldini is not opposed to the Knight project per se, but has a problem with the low-income housing element and believes it is not a critical problem facing the Town of Yountville or the residents. His second objection is the social implications of renting verses owner-occupied housing and proposes that the low-income housing element include owner-occupied housing with preferences to residents and employees working in Napa County.

In summary, Mr. Baldini recommended Council consider the project but with owner-occupied elements of the low-income housing. Mr. Baldini also requested information on what the price per square foot of the units would be.

Wes Steffans expressed concern about maintaining community character and stated the current plan is opposite of what currently exists on Stags View Lane. He is also concerned about the impact to the view corridor in terms of placement of the driveways on some of the sites as well as the proposed 20' oak tree which would impact his view. He also believes that 22 residents located on this site is excessive and he is opposed to the plan as it currently exists.

Allen Viader is not opposed to the development, but is opposed to 22 homes on the site and believes splitting the site into 10 to 13 homes would be a generous number. He likes the sharing of driveways, but does not like the placement of the five low-income affordable homes on the corner as it is not the message he wants to send to people entering Yountville. He likes the trees used as landscape buffering.

Patricia commented she lives across from the proposed barn looking house and the one-unit which would mean she is looking into someone's garage and stated her view would be impacted by the 20-foot tree. She is opposed to having the barn like units on the corner where she enters in and out of her driveway. She understands development is good for the county; however, 22 units will impact traffic entering and exiting the area and could result in 24 extra cars being parked on the street which would cause a visual impact. She suggests the developer go back to drawing board and look at something different.

Public Comment Closed

Council Member Rosa commented development of this site has been a long time coming and provided preliminary comments stating the density is too high and the recommended density of 13 to 18 would be better. He expressed concerns about the driveways serving the development in comparing what is proposed with the Ghirardi project. He is not concerned with the look of the development recognizing that this project is a separate development.

Council Member Dutton applauded some of the objectives of the project noting affordable housing and the green concept. He agrees with a lot of the comments heard earlier and stated the applicant is trying to incorporate more activity on the site than it can handle. He understands tandem parking, but in reality believes probably half of the garages will not be used for parking and cars will end up parking on the street. Council Member Dutton commented on an extremely high density project being built across from a low-density project and doesn't see it as being compatible. He also, agrees with a lot of comments made earlier from Mr. Baldini regarding affordable rental housing. In closing he doesn't feel the risks involved are something he would sign off on due to overcrowding and compatibility with current housing which could lead to problems with parking, traffic, noise and

safety. Council Member Dutton acknowledged what was pointed out earlier recognizing this project is going to be a gateway into town and stated the project should be looked at very carefully.

Vice Mayor Saucerman commented she has similar concerns shared by most of those who spoke to this issue as well as the Council Members. She commented the Project Manager started her presentation by pointing out Town building standards, yet the staff report suggests all of those standards are exceeded and Council will be looking for exceptions to those standards. Vice Mayor Saucerman commented she was disappointed the project was brought to Council in the current form and stated the massing of the project is too great and the density is very, very high. She cannot accept the setbacks on Yountville Cross Road as it presents a dangerous situation as the houses and units are too close to the street. She also commented there are violations of the setbacks, FAR, open space, driveways and parking. The Heritage Oak Trees are very important and she needs to see all of those trees accounted for in the arborist reports. She also suspects the site will need environmental review. She applauds the Applicant for trying to incorporate green and sustainable building standards. She also agrees with some of the comments by the public regarding owner-occupied affordable housing units. She further commented the site would accommodate 13 units maximum on this site and suggested the Applicant revisit the plan and hopes the applicant has received sufficient information on how to proceed.

Bob Massaro provided closing comments and stated there was a lot of discussion between the various consultants and staff in terms of concessions and incentives and thinks that those items need to be worked out. He also commented the discussion on affordable housing was interesting and a double-edge sword and he has done both “for sale” and “for rent” affordable housing and briefly explained the differences.

Vice Mayor Saucerman suggested Mr. Massaro discuss the housing options with the Town Planner.

9. YOUTH SUBSIDY PROGRAM

Consider adoption of **Resolution Number 2529-06** amending the Youth Program Subsidy Fund guidelines.

Recommendation: Adopted Resolution.

Council Member Dunbar returned to the meeting.

Kenneth Leary, Community Services Director, presented staff report.

Public Comment - None

ACTION: It was M/S (Dunbar/Dutton) to Adopt Resolution Number 2529-06 Approving Amendments to the Youth Program Subsidy Fund making the following eligible to receive quarterly funding up to \$100:

- **Yountville resident youth under four years of age;**
- **Non-resident students attending Yountville Elementary School;**
- **Adding new section to the Resolution authorizing the Community Resources Department to accept applications from Yountville families experiencing a hardship to receive program funding from the program for review on a case-by-case basis; and**
- **Rescinding Resolution Number 1809-00.**

10. COUNCIL REPORTS AND COMMENTS

Report of Council Member Meeting Attendance:

A. Community Affordable Housing (Dunbar/Rosa)

No Meeting

B. Napa Valley Housing Authority (Dunbar/Rosa)

Council Member Dunbar reported the Mondavi Farmworker camp was closed and the Calistoga camp was expected to close this past week with all of the residents being moved to the River Ranch Facility due to the off-season. The Mondavi or Calistoga camp is expected to open some time in January when the pruning season starts.

It was also reported that revenues and expenses were lower than expected due to the late harvest , as workers obtained other employment.

C. Mosquito Abatement (Rosa)

Council Member Rosa reported the District reviewed and accepted the annual audit and stated the District is in pretty good shape. Service calls are down for this time of year.

D. Upper Valley Waste Management Authority (Dutton/Saucerman)

Meeting Cancelled

E. Napa County Flood Control and Water Conservation District (Saucerman)

Meeting Cancelled

F. Napa County Transportation Planning Agency (Rosa/Dutton)

Council Member Rosa reported there was discussion regarding the combining of the NCTPA and expanding membership and moving forward to a forum to discuss land use issues but having only real control over transportation issues.

Amy Valukevich, Town Attorney, commented the changes would require an amendment to the Joint Powers Agreement.

Council Member Rosa agreed and the Town will receive the amendment for review and comment.

G. Other Reports and Comments.

Council Member Dutton commented on a letter received by Council from Curtis Van Carter regarding the Washington and Yount Street intersection and the driveway to his business stating it is and illegal left turn. Council Member Dutton advised that staff contact the property owner and informed him of the project and he was not interested in being involved.

Vice Mayor Saucerman commented on the following:

- She also received calls about the above-mentioned intersection and thinks Council decided when the stops signs were put in that it would be a temporary measure and if there is any way to accommodate the left turn lane then those options should be explored.
- Thanked the volunteers who participated in the Annual Veterans Day Breakfast along with the chefs and restaurants who prepared the meals. There were approximately 75-80 volunteers who served 1100 meals for the veterans.
- Thanked the voters for voting for her as Mayor and appreciates their support and believes the campaign went well.

Council Member Dunbar commented on the following:

- Met with staff and the representative from World Zoo regarding the Town's website and we are on the verge of total completion of the redesign.

- Attended the Institute of Urban and Regional Development Leadership Forum at UC Berkeley and the topics discussed included land use, regulation issues and how landscape has changed since the November 7, 2006 election, quality community design and communication and leadership skills for Council, staff and the public.
- Thanked everyone who voted for whomever they voted.

Council Member Dutton reminded everyone the Festival Lights will begin on Friday and Washington Street will be closed from Noon to 6:00 p.m.

Council Member Dunbar reminded everyone the Napa Valley Grille is doing a Santa's Village at the north end of town.

Vice Mayor Saucerman commented she was approached by several people about street lighting at both Vintage Condominiums and Heritage Estates and said the problem is being worked on and hopes to have it repaired and replaced.

Council Member Rosa wished everyone a Happy Thanksgiving and noted Town Offices will be closed on November 23 and 24, 2006.

Vice Mayor Saucerman commented the Town will not be having the complimentary Thanksgiving dinner because sponsors were unable to come through this year and hopefully next year there will be some non-profits to help out.

Council Member Dutton thanked Barabara and Bud Dulinsky and family for spearheading the annual Thanksgiving dinner in previous years.

Recommendation: Received and filed.

11. STAFF REPORTS

A. Water and Sewer Rates Report

Richard Stranzl, Finance Director, presented staff report.

Council Member Dunbar commended Director Stranzl on the letter to property owners stating the issue is a complicated one and he did a good job explaining it to the ratepayers and stated it is important for people to educate themselves on what is happening and why.

Vice Mayor Saucerman echoed Council Member Dunbar's comments and stated she has received technical questions and suggested someone be present to respond to those questions at the public hearing.

Michelle Price, Town Clerk, provided an update on the recruitment for the Transportation Advisory Committee (TAC) noting the filing period closed on November 20, 2006 and four applications for three positions were received. Two applications were received from incumbents Jim Shupe and Gene Halliday and two new applications were received from Donna Heine and Kay Lafranconi. Appointments are scheduled for the December 5, 2006 Council Meeting.

12. FUTURE AGENDA ITEMS

- A. Resolution Declaring the Results of the General Municipal Election held November 7, 2006 Declaring the Names of the Persons Elected to the Offices of Mayor and Two Council Members and Results of the vote of Proposition F.
- B. Swearing in Newly Elected Mayor and Council Members
- C. Appointment of Vice Mayor
- D. CAFR 2005/2006 Report
- E. Ghirardi Place Final Map
- F. 17 Stags View Lane Master Development Plan
- G. Consider Appointment to the Transportation Advisory Committee (TAC)

13. ADJOURNMENT

The Council adjourned at approximately 9:10 p.m. to the next Regular Meeting scheduled for December 5, 2006.

ATTEST:

/s/ Michelle Price, Town Clerk

Approved by Town Council:

January 2, 2007